

BUSINESS & PROPERTY  
FOR SALE

Ref: 9287

# Melanie Victoria Hair Salon

24 & 24a Ormskirk Road, Upholland, Skelmersdale, Lancashire, WN8

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Passionate about selling your business.

**Business: £70,000**

**Business & Property: £279,995**

Annual rent: £18,000 / Lease details:

EPC rating: C / Business rates: TBC

**Annual Turnover: £78,530**

**Gross Profit: £71,671**

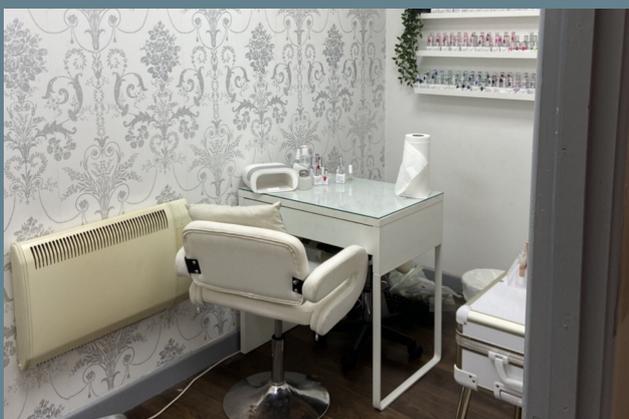
Latest available accounts

**31st Mar 2025**

## Established Hair & Beauty Salon - Lancashire

Blacks Brokers are pleased to bring to the market this freehold hair and beauty salon located in Lancashire.

- ✓ Prime Location With High Footfall
- ✓ Accounts Available To 31 March 2025
- ✓ Annual Turnover £78,530 / EBITDA £45,729
- ✓ Beauty Rooms & Chairs Rented Out
- ✓ Rental Income From 1 Bed Apartment
- ✓ Established 16 Years With Loyal Client Base
- ✓ 8 Stations And 2 Back Wash Units
- ✓ Scope To Expand Services And Hours



## About

Melanie Victoria Hair Salon is a well-established and highly regarded hairdressing and beauty business that has been operating for nearly 16 years, with the last 13 years spent at its current location. The salon enjoys a strong local reputation for delivering high-quality hair and beauty treatments using premium products. The reason for the sale is due to the current owner's personal circumstances, as her husband's ill health has prompted her to pursue a change in lifestyle and step away from the business. This presents an excellent opportunity for a new owner to take over a reputable and profitable business with a loyal customer base and room for further growth.

## Location

The business is situated on Ormskirk Road, a prominent and accessible location within Up Holland, Skelmersdale. This well-trafficked road benefits from high visibility and steady footfall, drawing in both local residents and customers from nearby towns. The surrounding residential area has limited direct competition, providing the salon with a solid, loyal client base and a strategic advantage in the local market.

## Premises Details

The salon occupies a well-presented commercial premises comprising eight hair stations and two back wash units, along with a welcoming reception area. The property includes a kitchen and a staff room, providing a comfortable and functional working environment. In addition to the main salon area, there are dedicated beauty rooms used by a self-employed beauty therapist. The premises also include a one-bedroom apartment located above the salon, currently rented out at £480 per calendar month. Alongside this, the business currently rents out 2 chairs and 2 beauty rooms, offering an additional income stream for the owner.



## Financial Information

For the financial year ending 31st March 2025, the business reported an annual turnover of £78,530 and an EBITDA of £45,729. These figures demonstrate a robust financial performance, especially considering there is currently only 1 member of staff working alongside the owner.

Leasehold option available at a rental figure of £18,000 PA..

## Included In The Sale

The sale includes the full business operation, including all fixtures, fittings, and salon equipment necessary for the continued provision of hairdressing and beauty services. This comprises eight workstations, two backwash units, reception furniture, and equipment used by the in-house and renting staff. The new owner will also benefit from

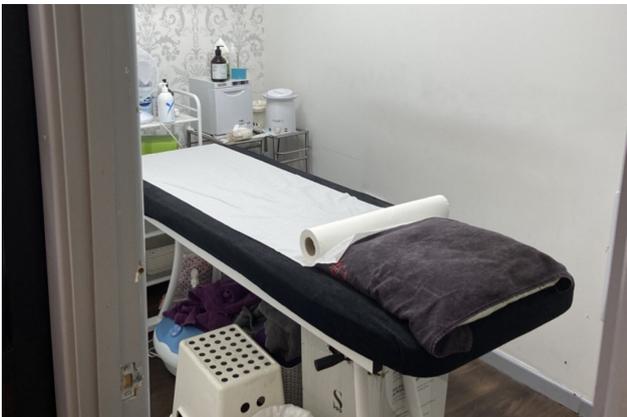
the goodwill built over 16 years of trading and the established client base, along with the ongoing rental income from the upstairs flat.

## Opening Hours

The current trading hours are as follows: Monday 9:30 AM to 5:30 PM, Tuesday 9:30 AM to 4:00 PM, Thursday and Friday 9:30 AM to 5:30 PM, and Saturday 8:00 AM to 4:00 PM. The salon is closed on Wednesdays and Sundays.

## Summary

Melanie Victoria Hair Salon represents a rare opportunity to acquire a long-standing, profitable hair and beauty business with a strong local reputation and a solid operational base. With an attractive and functional premises, loyal clientele, and consistent financial performance, the business offers excellent potential for a new owner to build upon its success. The sale is prompted by personal circumstances, not business performance, and there is clear scope for growth through increased operating hours, enhanced online presence, and the introduction of additional services. Ideal for an owner-operator or investor looking for a turnkey salon business with further development potential.







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## Contact

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